



City of Somerville

URBAN DESIGN COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

MAY 11, 2021 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS	ARRIVED
Daniel Bartman	Co-Chair	<i>Present</i>	
Cortney Kirk	Co-Chair	<i>Present</i>	
Frank Valdes	Member	<i>Present</i>	
Deborah Fennick	Member	<i>Absent</i>	
Andrew Arbaugh	Member	<i>Absent</i>	
Heidi Cron	Member	<i>Present</i>	
Tim Talun	Member	<i>Present</i>	

The meeting was held via GoToWebinar and was called to order by Co-Chair, Daniel Bartman at 6:01pm and adjourned at 7:15pm. As authorized by the Somerville Zoning Ordinance, Co-Chair and Director of Planning & Zoning Sarah Lewis designated Senior Planner Daniel Bartman to serve as Co-Chair in her place for this meeting. Co-Chair & Director of Public Space & Urban Forestry Luisa Oliveira designated Cortney Kirk to serve as Co-Chair in her place for this meeting.

PUBLIC MEETING: Boynton Yards Building 2

(continued from April 27, 2021)

Victor Agran presented for the applicant team. The applicant team integrated the comments made by the Commissioners at the last meeting into the design of the building. They have included the addition of a public staircase, with additional landscaping, on the Southwest side of the building that will lead people up to the terrace that opens to the sloped green, which goes down to the Civic Space. The Green Score is proposed to be 0.213, just above the required 0.200. The team also shared the new podium design, including alternative materials, preferably GRFC (OKO Skin), and color schemes. Preliminary lighting plans were touched upon. Mr. Agran discussed preferred façade elevations, including typology and finishes. The updated penthouse design was reviewed, on the West and East sides of the building, as well as the materiality and lighting options. Finally, the applicant team shared views of the proposed building from Prospect Hill.

The Commission and the applicant team discussed the addition of the Southwest staircase, the proposed podium materials, the connection between the lobby and the market space, the feel of the public realm, and the updated penthouse design. The Commission recommended options to update the penthouse even more. The Commission made a suggestion for a condition/recommendation that when a mock up is built, part of the penthouse is included in the mock up.

Following a motion by Member Valdes, seconded by Member Cron, the Commission voted unanimously (3-0) to recommend Massing Option 3.

Following a motion by Member Valdes, seconded by Member Talun, the Commission voted unanimously (3-0) to recommend Façade Design Option A.

Following a motion by Member Valdes, seconded by Member Cron, the Commission voted unanimously (3-0) to recommend that the design guidelines for the High Rise District have been satisfied.

Following a motion by Member Valdes, seconded by Member Talun, the Commission voted unanimously (3-0) to recommend that all feedback is incorporated into the design.

RESULT:	RECOMMENDED
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Tonight is Member Cron's last meeting, as she is moving to New York City.

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning & Zoning Division at planning@somervillema.